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have granted and do hereby grant unto the parties of the second part upon the following trusts the following described land and premises, situate in the County of Montgomery, State of Maryland, known and distinguished as:

All that piece or parcel of land situate, lying and being in the Woodville Election District, Frederick County, Maryland, and being near Langdon Drive, the same being a street in Langdon Woods Subdivision, and being more particularly described as follows:

Beginning at an iron pin located on the Eastern Margin of a 50-foot right of way, said pin being South 44° 14' West 119.4 feet from the end of the sixth line (North 44° 01' 12" West 755.50 feet) as described in a deed dated March 26, 1964 from Dwight T. Walker and Ruth D. Walker, and Willing W. Walker, unmarried, to Prentis W. Van Sant and Clara V. Van Sant, his wife, and recorded in Liber 701 at Folio 143, one of the Land Records for Frederick County, Maryland, and running thence with the Eastern Margin of the above-mentioned 50-foot right of way,

South 44° 14' West a distance of 119.40 feet to an iron pin; thence turning and running

South 28° 30' East a distance of 236.30 feet to an iron pin; thence turning and running

North 49° 00' East a distance of 148.0 feet to an iron pin; thence turning and running

North 36° 10' West a distance of 240.0 feet to the point of beginning; and containing 29,744 square feet of land, more or less. *

To be known as Lot Numbered Sixteen (16) on an unrecorded Plat of Langdon Woods,

Being part of the same land conveyed by Deed from Dwight T. Walker and Ruth D. Walker, his wife, to Prentis W. Van Sant and Clara V. Van Sant, his wife, dated 2/12/64 day of February 1965 and recorded on the 15th day of March 1965 among the Land Records of Frederick County, Maryland; and recited as containing 2.241 acres of land.

* Subject to and together with a right of way along the South 28° 30' East 236.30 foot line for the entire depth thereof.

together with all the improvements thereon, and all and every the easements, rights, ways, waters and advantages to the same belonging, or thereto in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the parties of the first part of, in, to, or out of the said land and premises.

In AND UPON THE TRUSTS, NEVERTHELESS, hereinafter declared; that is to say: IN TRUST to permit said parties of the first part hereto, their heirs or assigns, to use and occupy the said described land and premises, and the rents, issues, and profits thereof to take, have, and apply to and for their sole use and benefit; (except that no soil or trees shall be removed from said lands and premises) until default be made in the payment of the promissory note hereby secured or any installment of interest thereon, when and as the same shall become due and payable, or any proper cost or expense in and about the same as hereinafter provided.

And upon the full payment of all of said note and the interest thereon, and all moneys advanced or expended as herein provided, and all other proper costs, charges, commissions, half-commissions and expenses, at any time before the sale hereinbefore provided for, to release and reconvey the said described premises unto the said parties of the first part, their heirs or assigns, at his cost.

And it is agreed that the holder from time to time of the indebtedness hereby secured has the irrevocable power to substitute without cause or notice, a trustee or trustees in the place and stead of any trustee or trustees named herein, or acting herein as trustee, by filing for record in the office where these presents are recorded a "Deed of Substitute Appointment"; and that said substitute trustee or trustees so named shall have and be vested with the same title and powers as are had by the second parties hereto at the time of execution hereof.